

CITY OF SAN ANTONIO

Board of Adjustment Regular Meeting Agenda

First Floor, Board Room
Development and Business Services Center
1901 South Alamo Street

Monday, October 3, 2005

Board of Adjustment Board Members

Rene Balderas	District 1	Gene Camargo	District Mayor
Oscar Williams	District 2	Mary Rogers	District 7
Jesse F. Jenkins	District 3	Ramon Flores	District 8
Vacant	District 4	Mike Villyard	District 9
Paul Klein	District 6	Michael Gallagher	District 10
	Laura Lizcano	District 5	
	Chairperson		

- I. **1:00 p.m. – Public Hearing Call to Order and Roll Call.**
- II. **Invocation and Pledges of Allegiance.**
- III. **A-05-103:** The request of Rebeca O. Mijares for a Special Exception to operate a one (1) operator beauty shop in a residential area, 5922 Monterey Street.
- IV. **A-05-104:** The request of Elizabeth Delgado for a complete variance from the requirement that a minimum of 3 off-street parking spaces be provided for a 900 square-foot office, 111 Kings Court.
- V. **A-05-105:** The request of Michael Berlanga for a 30 square-foot variance from the maximum allowable sign face area of 12 square feet for on-premise signs in office zoning districts, in order to install a 42 square-foot on-premise sign, 5419 Fredericksburg Road.
- VI. **Approval of the minutes from the regular meetings of July 11, 2005 and July 18, 2005.**
- VII. **Staff Report.**
- VIII. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel, and security matters) as well as any of the above agenda items may be discussed.
- IX. **Adjournment.**

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at: www.sanantonio.gov/dsd

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 South Alamo Street. Accessible parking spaces are located in the front and the rear of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

BOARD OF ADJUSTMENT

October 3, 2005

CASE NO. A-05-103

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, October 3, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Rebeca O. Mijares

The west 60 feet of Lot 48, NCB 8238

5922 Monterey Street

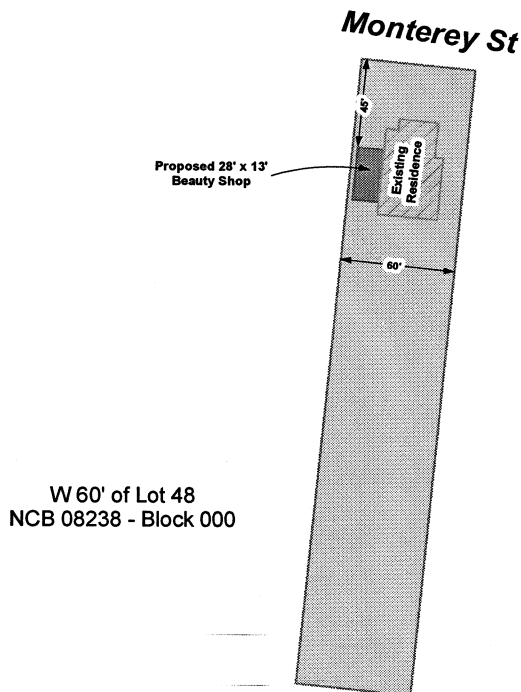
Zoning: "R-6" Residential Single-Family District

The applicant requests a Special Exception to operate a one (1) operator beauty shop in a residential area. The Board of Adjustment must consider a request for a Special Exception as required in the Unified Development Code. The proposed hours of operation will be 10AM to 7PM, Monday through Saturday. Closed on Sunday. Total proposed hours of operation per week is 54 hours.

Construction on any variances granted by the Board must be started within six (6) months of the date of the hearing. The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on the issue. If you plan to attend the public hearing, please call David Arciniega, the case manager for this case, at 207-6944 by noon the day of the hearing. In the event the agenda has changed, the case manager, or a message on his phone, will alert you as to the status of the case. If you would like to utilize audio/video capabilities during your presentation, the Development Services Department must receive all material at least 24 hours prior to the public hearing.

The Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.

PLEASE COMPLETE AND RETURN THE ENCLOSED CARD BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. THANK YOU.



Board of Adjustment

**Plot Plan for
Case A-05-103**



Scale: 1" approx. = 80'
Council District 6

5922 Monterey

Produced by the City of San Antonio
Development Services Department
(09/15/2005)

BOARD OF ADJUSTMENT

October 3, 2005

CASE NO. A-05-104

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, October 3, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Elizabeth Delgado

The south 42.37' of Lot 43, Block 4, New City Block 868

111 Kings Court

Zoned: "C-2" Commercial District

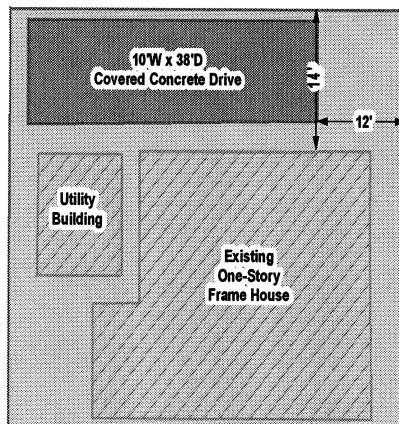
The applicant requests a variance to Section 35-526-3b of "Parking in Non-residential Use Districts" in the Unified Development Code. The applicant is requesting a variance to the minimum of three off-street parking spaces (one of which is a handicap space). The Board of Adjustment will consider a request for a variance of as required in the Unified Development Code.

Construction on any variances granted by the Board must be started within six (6) months of the date of the hearing. The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on the issue. If you plan to attend the public hearing, please call Andy Gomez, the case manager for this case, at 207-0132 by noon the day of the hearing. In the event the agenda has changed, the case manager, or a message on his phone, will alert you as to the status of the case. If you would like to utilize audio/video capabilities during your presentation, the Development Services Department must receive all material at least 24 hours prior to the public hearing.

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S 42.37' of Lot 43
NCB 00868 - Block 000



Board of Adjustment

**Plot Plan for
Case A-05-104**



Scale: 1" approx. = 20'
Council District 1

111 Kings Court E

Produced by the City of San Antonio
Development Services Department
(09/15/2005)

BOARD OF ADJUSTMENT

October 3, 2005

CASE NO. A-05-105

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, October 3, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Michael P. Berlanga

Lot 12, Block 2, NCB 11620

5419 Fredericksburg Road

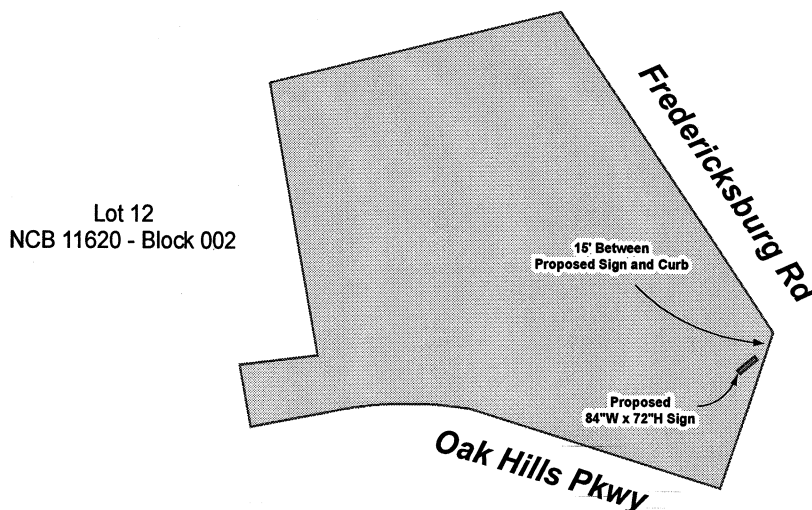
Zoned: "PUD O-1 S" Planned Unit Development Office District with a Specific Use Authorization for a medical/dental clinic.

The applicant requests a 30 square-foot variance from the maximum allowable sign face area of 12 square feet for an on-premise sign in order to install a 42 square-foot on-premise sign. The Development Services Department could not issue a permit because Chapter 28, Section 28-239 requires a maximum 12 square feet of sign face area for on-premise signs in an office district.

Construction on any variances granted by the Board must be started within six (6) months of the date of the hearing. The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on the issue. If you plan to attend the public hearing, please call David Arciniega, the case manager for this case, at 207-6944 by noon the day of the hearing. In the event the agenda has changed, the case manager, or a message on his phone, will alert you as to the status of the case. If you would like to utilize audio/video capabilities during your presentation, the Development Services Department must receive all material at least 24 hours prior to the public hearing.

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Board of Adjustment

**Plot Plan for
Case A-05-105**



5419 Fredericksburg Rd

Scale: 1" approx. = 60'
Council District 8

Produced by the City of San Antonio
Development Services Department
10/12/2005